CITY OF CHICAGO

COMMITEE ON HOUSING & REAL ESTATE
CITY COUNCIL
CITY HALL - 3RD FLOOR
121 NORTH LASALLE STREET
CHICAGO, ILLINOIS 60602

ALDERMAN BYRON SIGCHO-LÓPEZ
CHAIRMAN

PHONE: 312-744-0584

Monthly Rule 45 Report

Pursuant to the Rule 45 of the City of Chicago Rules and Order, the Committee on Housing and Real Estate submits the following monthly report for July 2026. On Wednesday, July 8, 2026, at 12:30 pm, the Committee on Housing and Real Estate held a meeting and subject matter hearing in Council Chambers.

The following members were present:

Alderman Sigcho-López (25) (Chairman)
Alderman Mitchell (7) (Vice-Chair)
Alderman La Spata (1)
Alderwoman Dowell (3)
Alderwoman Harris (8)
Alderman Quinn (13)
Alderwoman Tabares (23)
Alderwoman Scott (24)
Alderperson Fuentes (26)
Alderman Burnett (27)
Alderman Quezada (35)
Alderman Villegas (36)
Alderwoman Manaa-Hoppenworth (48)

Remote Participation: Alderman Robinson (4), Alderman Moore (17), Alderwoman Taylor (20), Alderwoman Rodriguez-Sanchez (33), Alderwoman Hadden (49)

Non-Committee Members in attendance: Alderman Hall (6), Alderman O'Shea (19), Alderman Mosley (21), Alderman Ervin (28), Alderman Matt Martin (47)

The following members were absent: Alderwoman Mitts (37), Alderwoman Clay (46)

The Chairman called the meeting to order at 12:45 pm. After quorum was established, the Chairman accepted a motion by Alderwoman Dowell to allow for remote participation by Alderpersons Robinson, Moore, Taylor, Rodriguez-Sanchez, and Hadden, which was approved by voice vote. There were seven public speakers and six written public comments.

Public Comment:

- Veronica Gonzalez spoke in support of item #2 on the Summary of Reports.
- Carl Gutierrez spoke in support of item #2 on the Summary of Reports.
- Kate Gronstal spoke in support of item #2 on the Summary of Reports.
- Jaime Osowski spoke in support of the Flexible Housing Pool.
- Zoe Leigh spoke in opposition of the Protecting Renters Ordinance and broader issues.
- Tiwana Tang spoke in support of item #3 on the Summary of Reports.
- George Blakemore spoke to broader issues.

Written Public Comment:

- Farrah Ambrose submitted a written comment regarding the Protecting Renters Ordinance.
- Kirk Fleming submitted a written comment advocating the City Council pass an eviction moratorium.
- Emily Krisciunas, Executive Director for Chicago Funders Together to End Homelessness, submitted a written comment in support of the Flexible Housing Pool.
- Jay Rowell, Executive Director for HIRE360, submitted a written comment in support of item #2 on the Summary of Reports.
- Jordan Bartle, Vice President of Real Estate Development with Full Circle Communities, submitted a written comment in support of item #2 on the Summary of Reports.
- Carl Gutierrez, Vice President of Government Relations for the Chicagoland Chamber of Commerce, submitted a written comment in support of item #2 on the Summary of Reports.

Approval of June 2026 Rule 45 Reports

- Alderwoman Manaa-Hoppenworth move to approve the reports from June 10, 2026, and June 29, 2026, which was approved by voice vote.

The Committee addressed the following items:

1. **Subject Matter Hearing - Informative Presentation on the Flexible Housing Pool by the Center for Housing and Health (Aids Foundation).**

- No vote was taken on this matter.
    - The following individuals provided testimony on the Flexible Housing Pool:
        - Maria Hadden, 49th Ward Alderwoman
        - Peter Toepfer, Executive Director, Center for Housing and Health
        - Kayla Wallace, Chair, Flexible Housing Pool Governing Board
    - Following the speaker's testimony, the following Alderpersons asked clarifying questions: Alderman La Spata and Alderwoman Dowell.

2. **(R2026-0024883) Call for hearing(s) to provide insights and recommendations for Flexible Housing Pool program.**

- Subject Matter Hearing was heard concurrent with this resolution. Given the hearing was held, the resolution was disposed. No vote was taken.

3. **(SO2025-0017573) Amendment of Municipal Code Chapter 2-44 by adding new Section 2-44-170 regarding requirements for Low Income Housing Tax Credit Qualified Allocation plans. (City-Wide)**

- Alderman La Spata moved to accept the substitute ordinance for consideration.
- As lead sponsor, Alderman Martin was present to provide opening remarks, explain the substantive changes in the substitute, and answer any questions. Matt Stern with the Department of Housing was also present to answer any questions.

- Allison Clements, Executive Director for the Illinois Housing Council, also provided testimony on the impact of the ordinance.
- Alderman La Spata moved to approve the ordinance as substituted, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

4. **(O2026-0026247) Local government agreement with U.S. Department of Urban and Housing Development (HUD) regarding HUD foreclosure of parcels located in Bronzeville (a.k.a. Hearts United Phase II project) and reconveyance of parcels to Ventus Quincy LLC for development of affordable housing. (4th Ward)**

- Katrina Collins from the Department of Housing was present to testify, give a presentation, and answer any questions. Principals for Ventus Holdings LLC, Zach Elman and Stephen Perez, were also present to answer any questions.
- Alderman Villegas, Alderwoman Dowell, and Alderman La Spata asked clarifying questions.
- Alderman Robinson spoke in support of this item in his ward.
- Alderman Villegas and Burnett moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

5. **(SO2026-0026373) Sale and transfer of Heritage Woods senior living facility located at 2800-2822 W Fulton St and 300-326 N California Ave to High Point Residence Chicago West Realty LLC. (27th Ward)**

- Alderman Quezada moved to accept the substitute ordinance for consideration.
- Katrina Collins from the Department of Housing was present to testify, give a presentation, and answer any questions.
- Alderman Burnett spoke in support of this item in his ward.
- Alderperson Fuentes moved to approve the ordinance as substituted, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

6. **(O2026-0026376) Sale of City-owned property at various side yard locations throughout City to various buyers under ChiBlockBuilder platform. (3rd, 9th, 10th, 11th, 15th, 16th, 17th, 19th, 21st, 24th, 27th, 28th, and 37th Wards)**

- Nadia Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Quezada moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

7. **(O2026-0026567) Sale of City-owned property at 11414 S Halsted St to Far South CDC under Low-Income Housing Tax Credit program for development of Morgan Park Commons (Phase 0). (21st Ward)**

- Jasmine Gunn from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Mosley spoke in support of this ordinance in his ward.

- Alderman Quezada moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

8. **(O2026-0026362) Sale of City-owned property at 419 E 50th St to Click Development LLC under ChiBlockBuilder platform. (20th Ward)**

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

9. **(O2026-0026374) Sale of City-owned property at 4242, 4244 and 4246 S St. Lawrence Ave to Landex Holding Company LLC under ChiBlockBuilder platform. (4th Ward)**

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

Alderwoman Manaa-Hoppenworth moved to accept a motion for remote participation by Alderwoman Dowell for the remainder of the meeting.

10. **(O2026-0026381) Sale of City-owned property at 4306 W Kamerling Ave to Romero's Construction Service, Inc. under ChiBlockBuilder platform. (36th Ward)**

- Thomas Bellino from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Villegas spoke in support of this item in his ward.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

11. **(O2026-0026266) Intergovernmental agreement with Chicago Transit Authority (CTA) to exchange property at 3925 W Cermak Rd for City-owned property at 402, 409, 412, 414, 416 and 418 N Harding Ave, 3828 W Lake St, 4612-4626 W Van Buren St and 4218, 4220, 4224, 4226 and 4228 W Taylor St. (22nd, 24th, and 37th Wards)**

- Taylor Thompson from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Scott moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

12. **(O2026-0026382) Sale of City-owned property at 3643 S Martin Luther King Jr Drive to 3643 S MLK Drive LLC under ChiBlockBuilder platform. (4th Ward)**

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Manaa-Hoppenworth moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

13. (O2026-0026383) Sale of City-owned property at 4222 S Langley Ave to Trimatch Partners LLC under ChiBlockBuilder platform. (4th Ward)

- Seth Thomas from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

14. (O2026-0026365) Sale of City-owned property at 4013, 4019, 4031 and 4033 W Jackson Blvd TRUDelta LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. (28th Ward)

- Mark Jones from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Ervin spoke in support of this item in his ward.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

15. (O2026-0026401) Sale of City-owned property at 3527 W Adams St, 3500 W Jackson Blvd, 339 S Homan Ave, 3321 W Gladys Ave to Citizens Building a Better Community LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. (28th Ward)

- Alejandro Valverde from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderman Villegas asked clarifying questions.
- Alderman Ervin spoke in support of this item in his ward.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

16. (O2026-0026397) Sale of City-owned property at 2438, 2442, 2444 and 2445 W 34th Pl to M3 Chicago LLC under ChiBlockBuilder Missing Middle Infill Housing Initiative. (12th Ward)

- Erika Selke from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Chairman Sigcho-López asked clarifying questions.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

17. (SO2026-0026388) Sale of City-owned property at 4903 S Forrestville Ave to Center Court Development LLC under ChiBlockBuilder platform. (4th Ward)

- Alderman Villegas moved to accept the substitute ordinance for consideration.
- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance as substituted, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

18. (O2026-0026354) Sale of City-owned property at 3719 S Giles Ave to Crown Construction Company under ChiBlockBuilder platform. (3rd Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell spoke in support of this item in her ward.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

19. (O2026-0026379) Sale of City-owned property at 4223 S Calumet Ave to Crown Construction Company under ChiBlockBuilder platform. (3rd Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell spoke in support of this item in her ward.
- Alderman Villegas moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

20. (O2026-0026378) Sale of City-owned property at 4256 S St. Lawrence Ave to Jack Properties LLC under ChiBlockBuilder platform. (4th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Dowell moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

21. (O2026-0026377) Sale of City-owned property at 48 N Pine Ave to Westside Health Authority under ChiBlockBuilder platform. (29th Ward)

- Ernest Bellamy from the Department of Planning and Development was present to testify, give a presentation, and answer any questions.
- Alderwoman Taylor moved to approve the ordinance, which passed by voice vote, and reported out at the City Council meeting on July 15, 2026.

There being no further business before the Committee, on a motion made by Alderwoman Taylor, the meeting was adjourned.

On Tuesday, July 14, 2026, at 9:00 am, the Committee on Housing and Real Estate held a meeting in Council Chambers.

The following members were present:

Alderman Sigcho-López (25) (Chairman)
Alderman Mitchell (7) (Vice-Chair)
Alderwoman Dowell (3)
Alderman Robinson (4)
Alderwoman Harris (8)
Alderman Quinn (13)
Alderman Moore (17)
Alderwoman Taylor (20)
Alderman Burnett (27)
Alderman Quezada (35)
Alderman Villegas (36)
Alderwoman Manaa-Hoppenworth (48)
Alderwoman Hadden (49)
Alderwoman Nugent (39) **Pursuant to Rule 56, in her capacity as President Pro Tempe*

Remote Participation: Alderwoman Tabares (23), Alderwoman Scott (24), Alderperson Fuentes (26), Alderwoman Rodriguez-Sanchez (33), Alderwoman Mitts (37)

The following members were absent: Alderman La Spata (1), Alderwoman Clay (46)

The Chairman called the meeting to order at 9:36 am. After quorum was established, the Chairman accepted a motion by Alderman Quezada to allow for remote participation by Alderpersons Tabares, Scott, Fuentes, Rodriguez-Sanchez, and Mitts, which was approved by voice vote. There were four public speakers and three written public comments submitted after the Committee's deadline. Following public comment, the Chairman accepted a motion by Alderman Robinson to allow for remote participation by Alderman Quezada for the remainder of the meeting, which was approved by voice vote.

Public Comment:

- Jason Wilen spoke in support of Ms. Westbrook's appointment as CHA Commissioner.
- Todd Niemec spoke in support of Ms. Westbrook's appointment as CHA Commissioner.
- Sister Zakyyth Mohammed spoke in support of Mr. Bartlett's appointment as CHA Commissioner.
- Taft West spoke in support of Mr. Bartlett's appointment as CHA Commissioner.

Written Public Comment:

- Jawanza Malone, President of the CHA Board, submitted a written comment in support of the CHA Commissioner appointments.
- Richard Sciortino, Co-founder of Brinshore Development, LLC, submitted a written comment in support of Ms. Westbrook's appointment as CHA Commissioner
- John Paul Jones, President of Sustainable Englewood Initiatives submitted a written comment in support of the CHA Commissioner appointments.

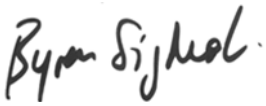
The Committee addressed the following items

1. **ITEMS 1-3 were direct introductions for appointments to the Chicago Housing Authority (CHA) Board of Commissioner.**

- Alderwoman Dowell made a motion to appeal the ruling of the Chair for the direct introduction of three CHA Commissioner appointments to be considered.
- Chairman Sigcho-López called for a vote on the decision of the Chair to be sustained.
- Alderman Quinn moved for a roll call vote on the motion.
- The roll call vote resulted in a 9-9 tie and the motion was not sustained. The direct introductions were not accepted into Committee.

There being no further business before the Committee, on a motion made by Alderman Villegas, the meeting was adjourned.

Respectfully submitted,



Byron Sigcho-López
Chairman, Committee on Housing and Real Estate